

**Camden Select Board
Minutes of Meeting
January 18, 2011**

PRESENT: Chairperson Karen Grove, Vice Chairperson Deborah Dodge, John French, Morgan Laidlaw, Martin Cates and Town Manager Roberta Smith. Also present were members of the press and public.

ABSENT: Town Attorney William Kelly

Contents

SELECT BOARD

1. **Public input on non-agenda items.** *There was no public input on non-agenda items.*
2. **Approval of Board minutes from December 21, 2010 and January 4, 2011.** *Martin Cates made a motion to approve the minutes as submitted. John French seconded this motion. The motion passed on a 5-0-0 vote.*
3. **Approval of the Agreement between the Town of Camden and the Camden Police Benevolent Association affiliated with the Maine Association of Police for the Camden Police Department, effective July 1, 2010 and June 30, 2013.** *Martin Cates made a motion to approve the negotiated three year renewal Agreement for the Camden Police Department. John French seconded this motion. The motion passed on a 5-0-0 vote.*
4. **Consideration of Public Idle Free Policy:** Tom Hopps came forward to present the Idle Free Policy that he and another resident Jean Morrison presented about a year ago. It is a proposal to the Select Board for a policy to discourage people from leaving their vehicles idling in Camden. Idling car gets no miles per gallon, pollutes the air and burns gas to no benefit. Idling a vehicle for more than 10 seconds uses more gas than it takes to restart the engine. No idling laws and ordinances are popping up statewide and countywide and they felt it was time for Camden to join in. The purpose of such a policy is to raise public awareness and another way for residents, visitors and businesses to get on the band wagon for a cleaner, healthier, and safer town to live in.

About this time a year ago the Select Board endorsed the idea and asked them to work out a policy with the Town Manager. In the meantime the draft policy went to the Town's Energy Committee and they endorsed it at their January 3, 2011 meeting. He now is bringing it forward to the Board for final approval.

Mr. Hops read aloud and essay "Turning the Key" from the Book of Essays. He felt this essay added considerable more substance to the argument for this policy. This is a book with essays about how to live sensibly.

Board member French wanted on the record that he does support this policy but he will probably be one of the offenders. He has concerns about safety in the winter because

drivers need to keep windshields clear so they can plow. Mr. Hopps makes some very good arguments but it does not take longer for windows to ice up. People will be pulling out in traffic because they cannot see properly because their windows are iced up because they had to stop for five to ten minutes. He does not want the town to become so restrictive that it becomes unsafe.

Board member Dodge stated for the public that his a policy that encourages compliance through education and does not call for a penalty for non-compliance.

Board member French also suggested under Section 2.0 Policy to change idling vehicles from three to five minutes. He stated newer trucks have an automatic shut-down mechanism to prevent unnecessary idling.

Deborah Dodge made a motion to adopt the proposed Idle Free Policy for Camden with the change in Section 2.0 Policy – change from three minutes five minutes. Martin Cates seconded this motion. The motion passed on a 4-0-1 vote. (French abstained)

5. **Laite Beach improvements:** Manager Smith reported that deteriorating drainage systems and a retaining wall at Laite Beach continue to be a concern. Based on previous input from the Board and the public, several minor adjustments have been made to the proposed repair and improvement plan. Gartley & Dorsky prepared a revised plan and cost estimate. The plan covers drainage improvements, retaining wall replacement, new steps to the beach, and repaving of the walkways.

She further reported that unfortunately, there are currently no funds available for this project which would allow us to complete the work before the 2011 summer season. Options for funding would be from donations, grants, and the FY12 budget. Before we pursue funding, however, it is important for the Board to approve the proposed plan for improvements.

After brief Board discussion,

Deborah Dodge made a motion to approve the proposed improvements to Laite Beach and to put the project out to bid in two Phases as suggested. John French seconded this motion. The motion passed on a 5-0-0 vote.

6. **Recommendation of appointment of Knox County Budget Representative for Camden.** The Board considered two nominees for the Knox County Budget representative, one from Sandy Cox and the other from Randy Stearns. The representative would be for a four year term expiring December 31, 2014. We need to make a recommendation to the County Commission and then the Commission will vote at their next meeting whether or not to accept that nomination.

John French made a motion to recommend Randy Stearns for nomination as Camden's Knox County Budget Representative. Deborah Dodge seconded this motion. The motion passed on a 5-0-0 vote.

7. **Seabright Hydro Grant improvements:** Manger Smith reported since we were notified by Efficiency Maine that the Town had been awarded a \$50,000 Demonstration Project Grant for improvements to Seabright Hydro, they have working on putting together a detailed work plan and cost estimate for proposed work.

Ross Parker, Wastewater Superintendent outlined three options to get the second inoperable turbine up and running again. His recommendation is to go with the third option from Rockport Steel. This option would repair the turbine, install an improved shaft system, sandblast/recoat and reinstall the turbine at the dam. The town would provide a replacement motor and contract for the electrical improvements for a total cost of \$45,420.

John French made motion to move forward with Option C with Rockport Steel not to exceed \$45,420 with Demonstration Project Grant funds for improvements/repairs at Seabright Hydro. Martin Cates seconded this motion. The motion passed on a 4-1-0 vote. (Grove opposed)

8. **Approval of on-premise liquor license transfer for Brevetto's Restaurant from 43 Mechanic Street to 40 Washington Street.**

John French made a motion to approve the liquor license transfer for Brevetto's Restaurant to its new location at 40 Washington Street. Deborah Dodge seconded this motion. The motion passed on a 5-0-0 vote.

9. **Public Hearings on the following applications for liquor licenses and special amusement permits:** Manager Smith reported both applications have been reviewed and signed by the Police Chief.

Chairperson Grove asked to hear from any proponents. George Avery, General Manager of Bay View Lobster requested the Board endorse the application. Their intention is to have acoustic music two nights a week.

Chairperson Grove asked to hear from any opponents. There were none.

Chairperson Grove closed the public portion of the hearing, no Board discussion followed.

- a. **John Hugh, d/b/a Bay View Lobster at 16 Bay View Landing for a Special Amusement Permit.**
- b. **North Woods Evolution, LLC, d/b/a 51 Bay View Bar & Bistro (formerly Ephemere's) at 51 Bay View Street for a Class I Restaurant Malt, Spirituous and Vinous Liquor License.**

John French made a motion to approve a. and b. above. Martin Cates seconded this motion. The motion passed on a 5-0-0 vote.

10. **Review and discussion of Draft 2011 Capital Improvement Plans:** The Board reviewed the draft list of capital improvement projects slated for the next budget. Mrs. Smith stated capital plans are always a work in progress and this is the beginning of our budget cycle so

over the next couple months we will be fine tuning these plans and she is looking from any input that the Board might have on priorities.

General Town Capital Improvement Plan
Building Improvements:

- a.) Repair the gutters and downspouts on the south side of the Opera House building. This estimate is based on removal of 2-3 rows of slate shingles, removal of existing gutters, fabricating new gutters to match the existing gutters, installation of the new gutters, and also the cost of renting a manlift for the project.
- b.) Manger Smith told the Board she had asked Facilities Manager Dave Morrison to assess the structural integrity of the fire escape system because she has had some concerns with that. He had Gartley & Dorsky do a structural report on the fire escape. Dave Morrison along with Architect Peter Gross have been working on how to address fixing the things that have been addressed in the structural report. The questions are rather than just put on a new fire escape should we fix the one we have or does the current code and use of this building require this kind of fire escape or does it make more sense to put up a new fire escape rather than try to fix the old one that is perhaps not as structurally sound as a new one would be.
- c.) Replace the roof on the public landing restroom. This roof is between 12-15 years old and is beginning to significantly deteriorate.
- d.) In the FY 14 budget is the replacement generator for the Public Safety Building and the Opera House Building. It's on the list because we need to keep track of the fact that it is an issue. We need to make sure that both of these places have some sort of backup power because they are emergency operation centers.
- e.) The Public Safety Building needs a new boiler and upgrades of the fuel lines in the apparatus bay and also options to convert the heating system from oil to propane.

Board member French would like to see money put into the budget for the exhaust system for the apparatus bay at the Public Safety Building. Odor is coming into the main building even though we are being careful keeping the door shut. If the walls are covered with soot because of the exhaust then that means someone is breathing it in. It is a health issue and we have applied at least twice for grants to replace the exhaust system. Chief Farley thought the estimate was around \$52,000 for the exhaust system. Manager Smith said she would add \$52,000 to the Public Safety Building boiler replacement line and see what happens through the Budget process.

Board member French asked if the roll over contingency from last year for the exhaust system would be a better way to fund it. Manager Smith stated she believes there is enough in the carry over contingency for the replacement boiler system at the Public Safety Building and then we could add the exhaust system to the plan instead of the new boiler system.

Manager Smith stated she will do a follow-up comparison on whether to do a propane or oil boiler and get back to the Board with the figures. It was the consensus of the Board to use the carryover contingency to pay for the boiler replacement or put some of it towards the exhaust system at the Public Safety Building.

- f.) Replacement of the deck on the Chamber Commerce Building is also in the plan. The deck was not originally built with the proper spacing for drainage and as a result the sills in front of the building are beginning to rot. As part of the lease agreement with the Chamber the town is responsible for the exterior of the building and the Chamber is responsible for the interior of the building.

Vehicles:

We are proposing to replace the police pickup and propose transferring the current pickup to the Fire Chief. In addition we are proposing to replace Engine 1 (pumper truck) for the Fire Department. The estimated price for the fire truck when we first put it under FY12 for the future was \$460,000 and the updated price is \$560,000. This plan suggests that we order it in FY12 because it takes 9-12 months to get it the first payment will not be due until FY13. Given that estimated price and with what we have in the fire truck reserve she has estimated the bond payments of \$50,000 a year for 10 years. The plan presumes because there is no payment in FY12 and there would be a reserve deposit for \$50,000. If the town chooses not to do the reserve deposit and have to bond a little more for the truck then we could use \$50,000 to put the exhaust system in the Public Safety building.

Machinery & Equipment:

The proposal for purchase of vehicle extrication equipment and a thermal imaging for the fire department has been put in the FY13 budget. We anticipate the town will approve a bond issue for a new fire truck and it would be ordered in FY12 and would not start making a payment until FY13. The new equipment would be for the new truck.

Public Works Capital Plan

Infrastructure:

We have had some expensive drainage projects and some more coming. For FY12 we need to paint the salt storage building. The paving of the public works facility has been put off for five years and it is in the budget again this year. The plan proposes replacing a one ton with a body not a plow truck. The big numbers are in the street, sidewalks, storm drains, storm drain reserve, and the Molyneaux Bridge that we need to finish and the culvert work needs to be completed. We have some drainage issues on Park Street, Harden Avenue, Belmont Avenue, and Rollins Road. We have not funded the storm drain reserve for two years because we have been paying for the Frye Street project and some other drainage work and doing the funding in one year.

Energy Conservation Reserve:

For a few years she has been trying to start an Energy Conservation Reserve but we never have money to fund it.

Economic Development Reserve. This reserve is strictly the amount of income we get from the Verizon cell tower lease.

The Parking Reserve and the Megunticook Lake Dam Reserves. We did not fund either one of those over the last two years.

Wastewater Department:

Manager Smith stated the Wastewater budget is divided into two sections; tax supported capital expenses and expenses covered by operations and maintenance budget (user fees). There are reserves that offset some of the things. Wastewater Superintendent stated he and Roberta have met with representatives from the DEP about concerns that DEP has regarding bacteria that DEP has tested for in the local streams. DEP is getting high counts of bacteria in the Megunticook River and Rockbrook and they would like the town to crack down the source of the bacteria whether it be wildlife or pet waste or septic systems or problems with our sewer collection system. They are putting some pressure on the town to track down this source of bacteria. They know we are working on tracking inflow and infiltration in the collection system. The older parts of the system do leak and so when groundwater levels come up the groundwater leaks into our system. They would like us to step up our efforts and accelerate the process. It's a combination of the fact that parts of our system are old and the weather. The DEP says they are seeing the highest count from Rawson Avenue across the river from the treatment plant and downstream from there. They think they have narrowed it down that much. They also want us to fortify our operations and maintenance plan for the collection system. We do have a program. We do video inspections and we repair problems when we find them but they would like us to produce a more structured operations and maintenance plan for the collection system. A schedule to flush the whole system at least once every five years and video inspections five miles a year, etc.

Snow Bowl Capital:

The Snow Bowl Capital Improvement Plan another work in progress and has been extended out for a number of years because a big part of this depends on what's going to happen with the redevelopment project. Their capital plan calls for Snow Bowl hillside drainage repair, bathroom for maintenance shop, two new energy snow making guns, snowmobile; and purchase of tractor with a bucket, mower and backhoe.

Harbor Capital Reserves:

The Harbor did their capital projections when they were doing the rates. There are two pieces that show up in the reserve deposits. One is the subtotal for dredging (\$12,000) and the subtotal for capital improvements which is their Harbor Projects reserve (\$46,300). The operating budget and both of the reserve deposits are completely offset by revenues from the Harbor.

11. Committee Reports

Opera House Committee: Board member Dodge reported in March the Opera House will be hosting the Chamber After Hours. They are also working on putting together a historical film festival and working with Camden Rockport Historical Society. They talked about reviewing fees to see if there was any place the fees may be increased to help with revenue. They also discussed about a policy about lending out new equipment that the town has invested in and the Opera house Committee is not in favor at this time about lending out equipment.

Historic Resources Committee: Board member Dodge reported Dave Morrison presented an interim light plan for the outside of the building and that was approved.

Planning Board: Board member Dodge stated they talked about the Gateway 1 workshop tomorrow night; they moved ahead with their attendance policy; and they talked about the CAHO response to the Planning Board's request to require at least 75% of subdivision lots to have certificates of compliance issued prior to a town meeting vote to accept the road(s) in subdivisions. The Planning Board plans to bring this back for a June vote.

CEDAC: Board member Cates reported at the 1/10th meeting they had the presentation from Ian Colgan- Development Concepts, Inc. on the ECONOMIC DEVELOPMENT ANALYSIS & ACTION PLAN for the Town of Camden. It was well publicized and about 30 people attended. It was a good interactive session. On the 1/24th meeting there will be a presentation of the Strategic Planning proposal that Interim Development Director has been working on with the town.

12. Manager's Report

- a. The Manager shared the remainder of Department Reports she received with the Board.
- b. The Board and the Manager reviewed the financial reports as of 12/31/10.
- c. Treasurer Marlene Libby prepared a list of properties scheduled for foreclosure on Thursday, January 20, 2011. They have until the close of business that day to pay any unpaid balances in full.

John French made a motion to adjourn as Select Board and reconvene as Board of Assessors. Deborah Dodge seconded this motion. The motion passed on a 5-0-0 vote.

BOARD OF ASSESSORS (9:20 PM)

1. **Consideration of application of Bennett T. Scheuer Learning Center, LLC for real estate tax abatement at 1 Free Start in the amount of \$5,751.69 for the 2010-2011 tax year.** Assessor's Agent Wesley Robinson recommends denying this application because the applicant has not demonstrated that the property is overvalued.

Martin Cates made a motion to deny the application of Bennett T. Scheuer Learning Center, LLC for real estate tax abatement at 1 Free Start in the amount of \$5,751.69 for the 2010-2011 tax year. Morgan Laidlaw seconded this motion. The motion passed on a 5-0-0 vote.

2. **Approval of a Supplemental Tax Warrant to Douglas Sensenig & Jennifer Bell at 32 William Glen Drive in the amount of \$122.58 for the 2010-2011 tax year.**

John French made a motion to approve the Supplemental Tax Warrant to Douglas Sensenig & Jennifer Bell at 32 William Glen Drive in the amount of \$122.58 for the 2010-2011 tax year. Martin Cates seconded this motion. The motion passed on a 5-0-0 vote.

John French made a motion to adjourn at 9:30 pm. Morgan Laidlaw seconded this motion. The motion passed on a 5-0-0 vote.

Respectfully submitted,

Janice L. Esancy
Recording Secretary